

Architectural Review Board
Minutes
(Via Tele-Conference)
July 13, 2020

MEMBERS PRESENT: Kevin Jayroe, Kristina McManus, Dwayne Vernon, & Debra Smalls

MEMBERS ABSENT: Linda Abate', Lee Padgett, & Sally Gillespie

OTHERS PRESENT: Tracy Gibson & Debra Grant

- I. Call to Order**
- II. Public Input: None**
- III. Approval of minutes for June 1, 2020;** Mr. Jayroe made a motion to approve the minutes as submitted, seconded by Mr. Vernon; the motion carried 4 to 0 by a roll call vote.
- IV. Old Business:**

- 1. **Mr. & Mrs. Bob Chattin** approval to extend the front porch are requesting the, demolish an old shed and install a rear door, and add gutters at 316 Queen Street. **Tracy Gibson/City Staff** said the owners came before this board last month and was asked to come back with the details of the porch extension. They would also like to remove a brick shed that is attached to the rear of the house and install an exterior door, the current side door will be removed and brick will be installed to enclose that area. They would also like to add gutter to the home. **Mr. Chattin/Owner** said the porch will extend across the entire front of the house, the columns will have 8' wooden posts with trim pieces at the top and bottom, 1 inch wooden balusters, the decking will be trex, the support piers will be either brick or wood, the skirting will be pressure treated wooden lattice in a square pattern. The brick shed that is currently attached to the house will be demolished and a door will be installed in that area (*no door has been chosen at this time*). The side door will be removed and that area will be enclosed with bricks. K-style gutters will be installed.

Motion: Mr. Vernon made a motion to approve the application, noting that after the removal of the brick shed the area behind the door will be framed with brick, citing Design Standards for Residential Properties, Chapter 3; Section 8.0; page 41 (Doors & Entrances), Section 14.0; page 57 (Porches, Columns, & Railings), and Section 10.0; page 47 (Gutters & Downspouts), seconded by Ms. McManus; the motion carried 4 to 0 by a roll call.

V. New Business:

- 1. **Mr. Ruben Wineglass Jr.** is requesting the approval to replace siding, fascia boards, windows, porch columns, and front door at 323 Orange Street. **Tracy Gibson/City Staff** told the Board that the owner would like to replace the vinyl siding with Hardi Plank siding, replace the fascia boards, install new windows, replace the front door, and the porch columns. **Mr. Wineglass/Owner** said he would like to update his home by changing the siding to Hardi Plank siding, replace the windows with windows of the same design. **Mr. Jayroe** asked the history of the home. **Mr. Wineglass** said he asked the surrounding neighbors and was told the home was a combination of a military barracks and a boat shed. He also said a previous owner came by and said her husband grew up in the house and it

had in fact been moved to the area and was once a boat shed. During his repairs, he has noticed that the house has 3 different sections. **Mr. Vernon** asked if any of the vinyl siding was removed and what is under it. **Mr. Wineglass** said the house has different types of wood, however he couldn't identify if because of the deterioration. **Mr. Vernon** asked if **Mr. Jayroe** knew what was under the vinyl siding. **Mr. Jayroe** said he did not know what was under the vinyl siding. **Mr. Vernon** asked if the windows were original to the home. **Mr. Wineglass** said there are several types of windows in the home, some wood and some vinyl. **Mr. Wineglass** said he wanted to put the 6 over 6 SDL wood windows in the upper level and the 2 over 2 SDL wood windows on the lower level. The Board told Mr. Wineglass that the Hardi Plank should be installed with the smooth face showing. **Mr. Vernon** said the current columns are round and asked if the new columns will be round. **Mr. Wineglass** said yes the new columns will be round, and all railings will be the same design. **Mr. Vernon** also asked that the window casing/trim be 1 x 4.

Motion: Mr. Vernon made a motion to approve the application as submitted, with the following understanding, that the windows have 1 x 4 casing on the exterior and that the window mullion patterns be the same as what's existing now; that the Hardi siding be smooth face out; citing Design Standards for Residential Properties; Chapter 2; Section 4.0; page 31 (Siding), Chapter 3; Section 17.0; page 68 (Windows & Shutters), Section 8.0; page 41 (Doors & Entrances), and Section 14.0; page 57 (Porches, Columns, & Railings), seconded by Mr. Jayroe; the motion carried 4 to 0 by a roll call vote.

2. **Mr. Nicholas Robinson** is requesting the approval of an accessory structure at 125 Broad Street. **Tracy Gibson/City Staff** said the owner has removed an old work shed and has installed a custom built play house in the rear of the property. This structure has been designed to resemble a miniature replica of the main house. **Mr. Robinson/Owner** said he apologizes for not getting the proper approvals before beginning this project. He said when they moved into the property 3 years ago the work shed was in bad condition, it was the first part of this year that they decided to remove the shed and construct something new, a piece of the foundation was found showing that the shed was built in the 90's. The new structure has been designed as a replica of the main house. The siding is Dutch lap. The building inspector did ask that the building be tied down, and Mr. Robinson said he has not done that yet, however all setbacks has been met.

Motion: Mr. Jayroe made a motion to approve the application as submitted and noting that the building was constructed above and beyond the standard prefab buildings, as a custom built playhouse, citing Design Standards for Residential Properties; Chapter 4; Section 20.0; page 83 (Garages, Sheds, Outbuildings, & Ancillary Outdoor Features), seconded by Ms. McManus; the motion carried 4 to 0 by a roll call vote.

3. **Mr. Glenn Roberts** is requesting the approval to repair existing fence, install a new fence with gates, and construct a new 2 car garage at 311 Orange Street. **Tracy Gibson/City Staff** said the owner would like to do some repairs to his existing fence and install a new fence with gates, and construct a new 2 car garage in his rear yard. *(Mr. Jayroe stated that he has purchased the neighboring property and shares a property line with Mr. Roberts, however this does not prevent him from ruling on this application).* **Mr. Roberts/Owner** said his new fence will be installed across the front of the property, the existing brick wall will be preserved and the fence will be installed on top. *(A 5 or 6 feet fence was previously*

approved for the rear yard). The new garage will be a similar design to the garage at 201 King Street (*Exhibit #1*). The blueprint of the design can be found on page A2 of 4 (*Exhibit #2*), the stairs will be inside and a set of stairs will be on the outside as well. The siding will be Dutch/German lap siding, the windows will be match what is on the main house, 4 over 4, aluminum clad. **Mr. Vernon** said the windows and doors should have 1 x 4 casing and the corner boards should be 1 x 4. **Mr. Roberts** said the carriage lights will be similar to the lights on the main house. **Mr. Vernon** asked about the driveway. Mr. Roberts said he has not decided what type of driveway he will install. **Mr. Vernon** asked that he come back once he decides what he would like for the driveway. Mr. Vernon asked what type of door will be installed. Mr. Roberts said he would not want full glass, so it will be either half glass or a 6 panel, SDL lights, made of fiberglass.

Motion: Mr. Vernon made a motion to approve the application as submitted, noting that the design will be similar to 201 King Street, the siding will be the same as the main house, the windows will be 4 over 4 double hung, aluminum clad, SDL; the casing for the windows and all doors will be 1 x 4; the carriage lights on either side of the garage doors will be similar to the lights of the main house, the driveway was not submitted and will be presented at a later date. The door at the top of the stairs will be either a 6 panel or a half glass 2 panel, 4 lights fiberglass door with SDL lights, citing Design Standards for Residential Properties; Chapter 4; Section 19.0; page 79 (Fences, Gates, & Walls) and Section 20.0; page 83 (Garages, Sheds, Outbuildings, & Ancillary Outdoor Structures), seconded by Ms. Smalls; the motion carried 4 to 0 by a roll call.

VI. Board Discussion:

- 332 Screven Street had vinyl shutters on the 2 front windows of the lower level and now they have installed vinyl shutters on all windows of the home; the owner Mr. Nutell/Owner said when he bought the home it had vinyl and aluminum siding and the lower 2 windows had the vinyl shutters. He later installed shutters on all the other windows. He hopes that because that type of shutters were already on the home, he can keep them, however if he has to take them down he will. Mr. Jayroe, said the Board has to go by the guidelines which says the shutters have to be wooden operable shutters. Mr. Vernon read from the guidelines that vinyl or metal shutters will not be approved for the front elevation, however they may be considered on the side or rear elevation not readily visible (*Section 17.22*). Mr. Nutell/Owner said he completely understand, so the shutters he installed can be removed. Mr. Jayroe said the guidelines are very specific on the shutters and the home is a contributing home that has a plaque. Mr. Vernon suggested that Mr. Nutell submit an application to come before the board for a ruling on the shutters and so it can be determined whether shutters are appropriate at all. Mr. Nutell/Owner said he will submit an application for the shutters and some other things he would like to do.

VII. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*